

CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of November 18, 2004, to order at 7:01 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Sohns, Commissioners Ziegenhagen, Ritter, Bennett, Skowronski & Szychliński. Also present were Planner Booth & Planning Secretary Wilson.

MINUTES

- II.
 - A. Commissioner Ritter moved and Commissioner Bennett seconded a motion to approve the minutes of the regular meeting of the Plan Commission of October 21, 2004, with minor changes. Upon voice vote, all voted 'aye'.
 - B. Alderman Sohns moved and Commissioner Szychliński seconded a motion to approve the minutes of the regular meeting of the Plan Commission of November 4, 2004, as presented. Upon voice vote, all voted 'aye'.

PUBLIC HEARINGS

To take public comment on a request by MLG Investments 2002 LLC to rezone parcels at approximately 9901 South 27th Street, SE 1/4 of Sec. 25 (TKNs 928-9995-000, 928-9996-000 & 928-997-004), from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District and a new Planned Development District (PDD) #32 FRANKLIN BUSINESS PARK EAST.

To take public comment on a request by MLG Investments 2002 LLC to create a Planned Development District (to be known as PDD #32 FRANKLIN BUSINESS PARK EAST) at approximately 9901 South 27th Street, SE 1/4 of Sec. 25 (TKNs 928-9995-000, 928-9996-000 & 928-997-004).

To take public comment on a request by MLG Investments 2002 LLC for a special use to allow a R-3 Suburban/Estate Single-Family Residence District Option 1 "Open Space Subdivision," for approximately 57.4 acres, at approximately 9901 South 27th Street, SE 1/4 of Sec. 25 (TKNs 928-9995-000, 928-9996-000 & 928-997-004).

III.

- A. The Mayor combined the three Public Hearings for III. A., B. & C. and called them to order at 7:05 p.m. After hearing from Planner Booth and spokesmen for MLG Investments 2002 LLC, several members of the public and the Environmental Commission spoke to the proposals. No one else coming forward, the Public Hearings were closed at 7:52 p.m.

B. See III.A., above.

C. See III.A., above.

BUSINESS

Consideration to find an amendment to PDD #16 FRANKLIN CENTRE to be minor for United Construction to build a North Shore Bank, at approximately 7151 South 76th Street, NE 1/4 of Sec. 9.

Consideration of a request by United Construction to amend PDD #16 FRANKLIN CENTRE to approve construction of a North Shore Bank at approximately 7151 South 76th Street, NE 1/4 of Sec. 9.

Consideration of a request by MLG Investments 2002 LLC to recommend to the Common Council approval of a Certified Survey Map at approximately 9901 South 27th Street, SE 1/4 of Sec. 25, quarter section-928.

IV.

- A. Commissioner Bennett moved and Commissioner Szychliński seconded to declare the requested amendment to PDD #16 FRANKLIN CENTRE to be a Minor Amendment, not requiring a Public Hearing. Upon voice vote, all voted 'aye'. Motion carried.

- B. Commissioner Szychliński moved and Commissioner Ziegenhagen seconded to recommend to the Common Council approval of a minor amendment to PDD #16 FRANKLIN CENTRE to allow a North Shore Bank to be constructed. Upon voice vote, all voted 'aye'. Motion carried.

- C. Alderman Sohns moved and Commissioner Skowronski seconded to recommend to the Common Council approval of the Certified Survey Map as presented for MLG Investments 2002 LLC. Upon voice vote, all voted 'aye'. Motion carried.

Request to take action on the same night as the public hearing for consideration of a request to take public comment on a request by MLG Investments 2002 LLC to rezone parcels at approximately 9901 South 27th Street, SE 1/4 of Sec. 25 (TKNs 928-9995-000, 928-9996-000 & 928-997-004), from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District and a new Planned Development District (PDD) #32 FRANKLIN BUSINESS PARK EAST

Consideration of a request by MLG Investments 2002 LLC to recommend to the Common Council approval of an ordinance to rezone parcels at approximately 9901 South 27th Street, SE 1/4 of Sec. 25 (TKNs 928-9995-000, 928-9996-000 & 928-997-004), from R-2 Estate Single-Family Residence District to R-3 Suburban Single-Family Residence District and a new Planned Development District (PDD) #32 FRANKLIN BUSINESS PARK EAST.

Request to take action on the same night as the public hearing for consideration of a request by MLG Investments 2002 LLC to create a Planned Development District (to be known as PDD #32 FRANKLIN BUSINESS PARK EAST) at approximately 9901 South 27th Street, SE 1/4 of Sec. 25 (TKNs 928-9995-000, 928-9996-000 & 928-997-004).

Consideration of a request by MLG Investments 2002 LLC to recommend to the Common Council approval of an ordinance to create a PDD Planned Development District (to be known as PDD #32 FRANKLIN BUSINESS PARK EAST) at approximately 9901 South 27th Street, SE 1/4 of Sec. 25 (TKNs 928-9995-000, 928-9996-000 & 928-997-004).

Request to take action on the same night as the public hearing for consideration of a request by MLG Investments 2002 LLC for a special use permit to allow an R-3 Suburban/Estate Single-Family Residence District Option 1 "Open Space Subdivision," for 57.4 acres, at approximately 9901 South 27th Street, SE 1/4 of Sec. 25 (TKNs 928-9995-000, 928-9996-000 & 928-997-004).

Consideration of a request by MLG Investments 2002 LLC to recommend to the Common Council approval of a resolution for a special use permit allowing an R-3 Suburban/Estate Single-Family Residence District Option 1 "Open Space Subdivision," for approximately 57.4 acres, at approximately 9901 South 27th Street, SE 1/4 of Sec. 25 (TKNs 928-9995-000, 928-9996-000 & 928-997-004).

D. Commissioner Szychlinski moved and Commissioner Skowronski seconded to take action on the same night as the Public Hearings for Items IV. D., F. & H. Upon voice vote, all voted 'aye'. Motion carried.

E. Commissioner Skowronski moved and Alderman Sohns seconded to recommend to the Common Council approval of a rezoning to R-3 Suburban/Estate Single-Family Residence District and Planned Development District for MLG Investments 2002 LLC. Upon voice vote, all voted 'aye'. Motion carried.

F. See IV. D., above.

G. Alderman Sohns moved and Commissioner Szychlinski seconded to recommend to the Common Council approval of an ordinance to create a PDD Planned Development District PDD #32 FRANKLIN BUSINESS PARK EAST for MLG Investments 2002 LLC. Upon voice vote, all voted 'aye'. Motion carried.

H. See IV. D., above.

I. Alderman Sohns moved and Commissioner Skowronski seconded to recommend to the Common Council approval of a Special Use Permit for R-3 Suburban/Estate Single-Family Residence District Option 1 "Open Space Subdivision," for MLG Investments 2002 LLC, subject to the following conditions:

1. The border of Fitzsimmons Woods will be enclosed with a split-rail fence, at developer's cost.
2. Developer agrees to cooperate with an arborist hired by the City to make recommendations regarding the care of Fitzsimmons Woods, if the City chooses to hire such an arborist.
3. The 20' buffer between Fitzsimmons Woods and the residential lots not be included on the lot-sizes or the setback requirements of the lots bordering the woods.

Upon voice vote, all voted 'aye'. Motion carried.

Consideration of a request by Don Adams to recommend to the Common Council approval of a 3-lot certified survey map for property located at approximately 10307 West Oakwood Road, NW 1/4 of Sec. 32, zoned A-1 Agricultural District.

Consideration of a request by Tuckaway Meadows, LLC, to recommend to the Common Council approval of a preliminary plat for a 28-lot residential subdivision, to be known as Tuckaway Meadows, NE 1/4 of Sec. 16 (TKN 803-9999-003), zoned R-6 Suburban Single-Family Residence District.

Consideration of a request by Menards Speedway to approve a Temporary Use for the sale of Christmas Trees at 10925 West Speedway Drive, NW 1/4 of Sec. 05, zoned M-1 Limited Industrial District.

Resolution Adopting a Comprehensive Master Plan Amendment for the Regulation Plan for the Crossroads Trade Area as an Element of the City of Franklin Comprehensive Master Plan.

Consideration of Resolution 2004-5771, approved at the October 5, 2004, Common Council meeting, to direct the Community Development Authority to develop a recommendation for property acquisition in Phase I of the Franklin Business Center District an area located approximately between South 27th Street and South 35th Street, West Rawson Avenue to West Drexel Avenue

Consideration of Resolution 2004-5770, approved at the October 5, 2004, Common Council meeting, to authorize the preparation of boundaries and a redevelopment area project plan for the creation of a redevelopment project area and to authorize the preparation of boundaries and project plan for the creation of a Tax Incremental District (TIF) in the Franklin Business Center District, an area located approximately between South 27th Street and South 35th Street, West Rawson Avenue to West Drexel Avenue.

Set upcoming meeting date(s). Next three *scheduled* are December 9th, December 23rd and January 6th. [City Hall is closed on December 23, 2004.]

ADJOURNMENT

J. Commissioner Ziegenhagen moved and Commissioner Skowronski seconded to recommend to the Common Council approval of a Certified Survey Map for Don Adams. Upon a Roll Call vote, Alderman Sohns and Commissioners Ziegenhagen, Ritter, Skowronski & Szychlinski voted 'aye.' Commissioner Bennett voted 'no.' Motion carried 5 – 1.

K. Alderman Sohns moved and Commissioner Szychlinski seconded to recommend to the Common Council approval of a preliminary plat for Tuckaway Meadows Residential Subdivision requested by Tuckaway Meadows LLC. Upon voice vote, all voted 'aye'. Motion carried.

L. Alderman Sohns moved and Commissioner Ritter seconded a motion to grant a temporary use for Menards Speedway for the sale of Christmas Trees. Upon voice vote, all voted 'aye'. Motion carried.

M. Alderman Sohns moved and Commissioner Skowronski seconded to accept and adopt a Comprehensive Master Plan amendment for the Regulation Plan for the Crossroads Trade area as an element of the City of Franklin Comprehensive Master Plan. Upon voice vote, all voted 'aye'. Motion carried.

N. Item is for informational purposes only. No action needed; none taken.

O. Item is for informational purposes only. No action needed; none taken.

P. Without dissent Mayor Klimetz cancelled the regularly scheduled Plan Commission meeting of December 23, 2004. the next two regular meetings will be scheduled for December 9, 2004, and January 6, 2005.

V. Alderman Sohns moved and Commissioner Ritter seconded a motion to adjourn the November 18, 2004, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 9:04 p.m.